

TO: DEVELOPMENT REVIEW BOARD **DATE:** November 6, 2003
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 59-DR-2001#2
REQUEST: Approve elevations for remodel of an existing bar/restaurant
PROJECT NAME: Acme Bar & Grill Renovation
LOCATION: 4245 N Craftsman Ct

DEVELOPER/OWNER: Acme Bar & Grill
ARCHITECT/DESIGNER: Sixty First Place Architects
ENGINEER: Brickey Design & Associates
APPLICANT/COORDINATOR: J E Southwest Group R E/John Eby
3007 N 73rd St Ste C
Scottsdale, AZ 85251
480-990-7676

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: No comments have been received regarding this application.

REQUEST: This is a request to approve building modifications to an existing restaurant/bar building.

LOCATION & ZONING: The property is located at 4245 N. Craftsman Court and is zoned Downtown/Retail Specialty.

CHARACTERISTICS: The area is predominantly developed with buildings having different colors, textures, and architectural styles. The area provides a mix of retail, gallery, office, dining, and nightlife activities.

HISTORY: On September 6, 2001, the Development Review Board approved new elevations for a second floor outdoor dining area for the existing bar/restaurant, which included a new olive-green building color and new brick veneer. The south elevation has a pink color to match the color of the neighboring building to the south.

DISCUSSION: The proposed remodel will open the front 16 feet of the building to create a dining patio entrance into the bar/restaurant. The new front building face will have the same tumbled brick veneer previously approved for the building. The existing second floor patio will also be retracted and a new cable rail will be installed to increase visibility of the second floor to the street. The existing roof truss and a water pipe previously concealed by the building will be exposed. These exposed elements have been stipulated to be a steel gray color or match the olive-green color of the building. The existing shed arcade over the sidewalk will be modified into a flat trellis using the existing wood beams.

The applicant is also working with the City on using a portion of the 16-foot wide public alley as outdoor dining area, with a cable rail to separate the public and private spaces. The property owner to the north is also considering using a portion of the alley for outdoor dining. However, any proposed use of the public alley is dependent on a lease agreement with the City of Scottsdale and an agreement for Permission for Private Improvements in Public Right-of-way. The future use and design of the alley will require review and approval.

RELATED CASES: 59-DR-2001

Tim Curtis
Project Coordination Manager
480-312-7000

ATTACHMENTS: #1-Project Narrative
#2-Context Aerial
#2A-Aerial Close-Up
#3-Zoning Map
#4-Site Plan
#5-Elevations
#6-Floor Plan
A-Stipulations/Ordinance Requirements



- ☐ Rezoning ☐ Other
- ☐ Use Permit
- ☒ Development Review
- ☐ Master Sign Programs
- ☐ Variance

Case # 59-DR-2001#2, 381 -PA-2000 #4

Project Name Acme Bar & Grill

Location 4245 N. Craftsman Court

Applicant John Eby
JE Southwest Group P.E.

SITE DETAILS

Proposed/Existing Zoning: D/RS-1

Use: Restaurant/Bar

Parcel Size: .066 AC

Parking Required: 25.2

Parking Provided: 25.2

Of Buildings: 1

Height: 26

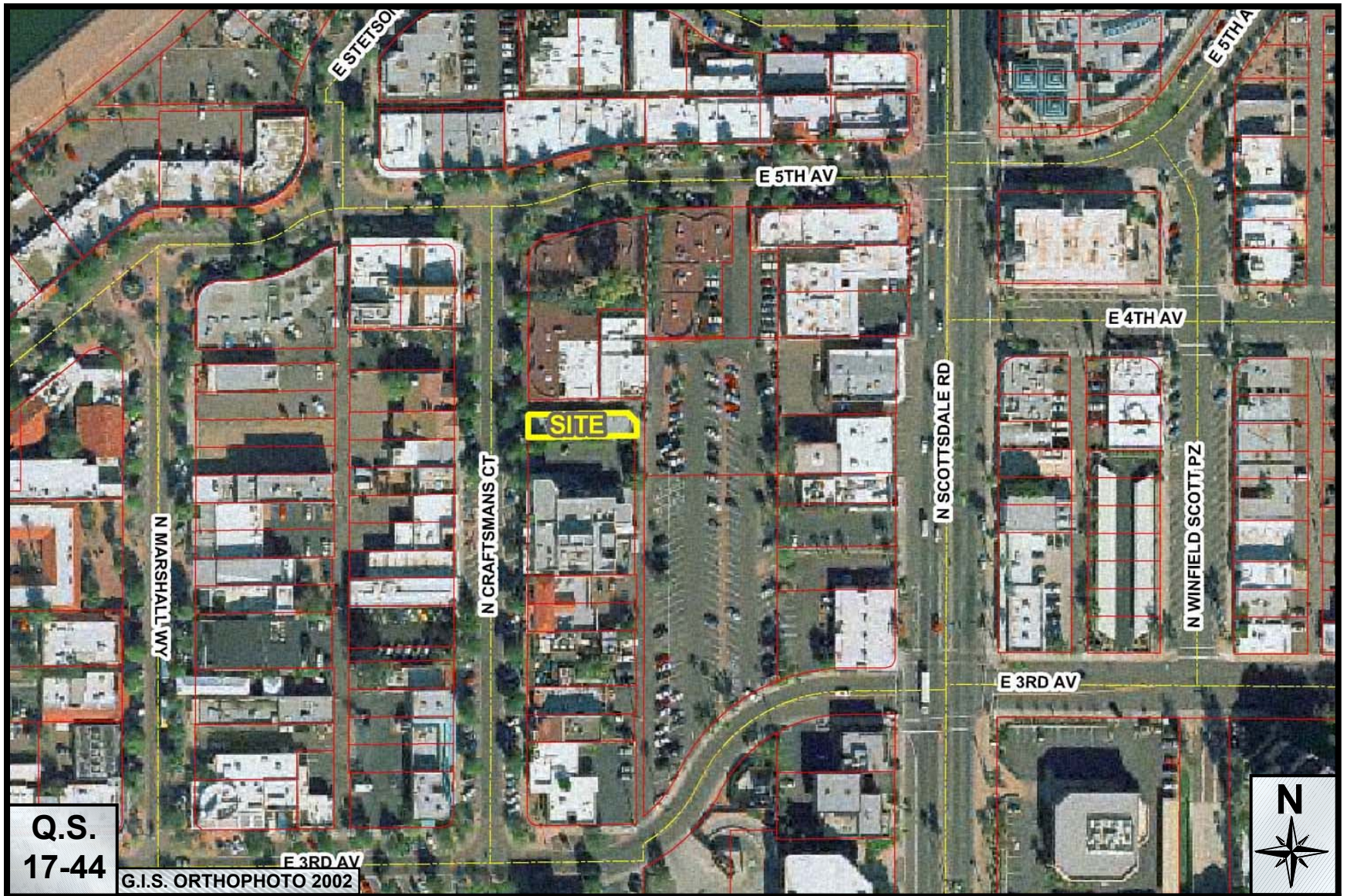
Setbacks: N- 0 S- 0
E- 0 W- 0

- ☐ Gross Floor Area ☐ Total Units: _____
- ☐ Floor Area Ratio ☐ Density: _____

In the following space, please describe the project or the request

To promote outdoor activities and increase visibility of upper deck from street level, 16' of the building fronting Craftsman Court is proposed to be removed. Outdoor seating is proposed in this area and into the alley (840 total), a 42" high perimeter screen will be used. The upper deck walls are proposed to be lowered and replaced with cable rails to increase visibility from the street. Existing walkway along street would be revised into a trellis. Net reduction of 218 parking spaces due to reduction and redistribution of indoor/outdoor seating will result.

ATTACHMENT #1



Q.S.
17-44

G.I.S. ORTHOPHOTO 2002

Acme Bar and Grill

59-DR-2001#2

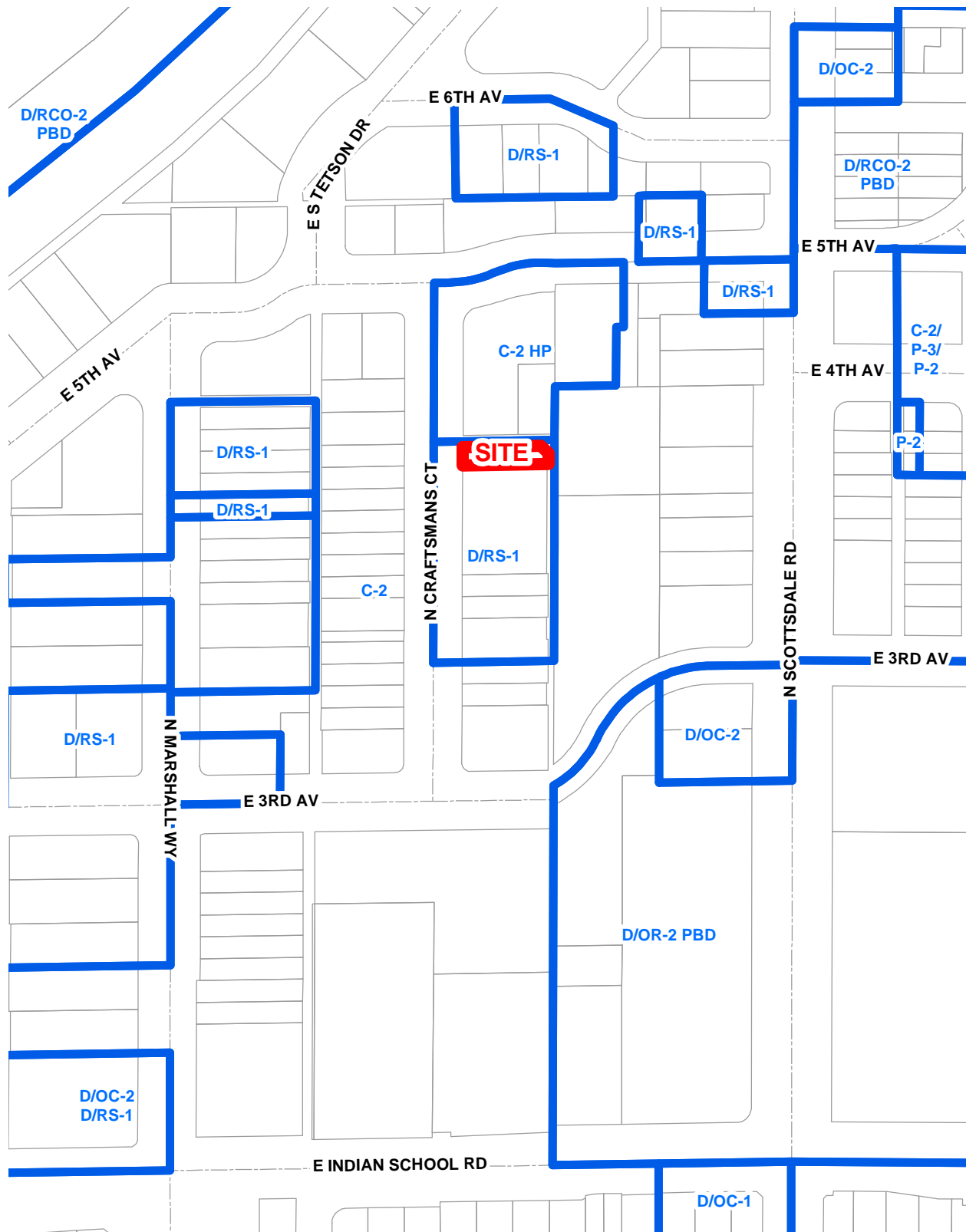
ATTACHMENT #2



Acme Bar and Grill

59-DR-2001#2

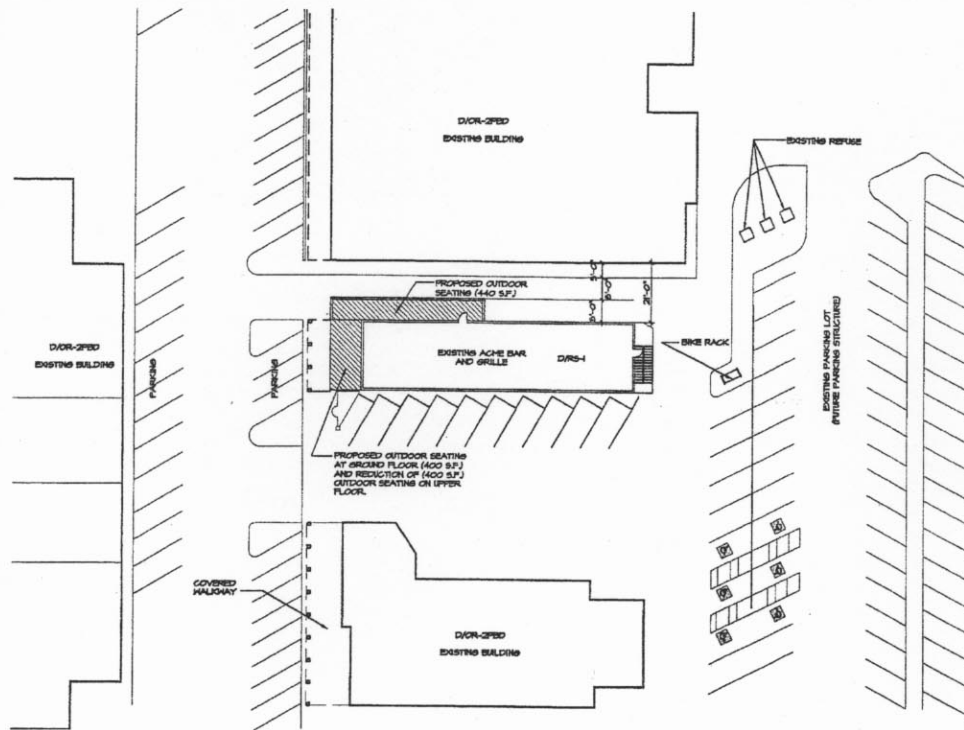
ATTACHMENT #2A



59-DR-2001#2

ATTACHMENT #3





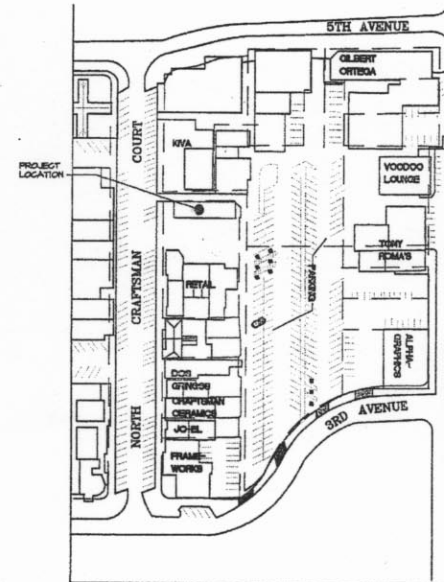
PARKING CALCULATIONS

EXISTING PARKING REQUIRED AND PROVIDED 28 SPACES
20 GRAND-FATHERED IN + 8 LEASED FROM CITY OF SCOTTSDALE

| | |
|--|-------------------|
| REDUCTIONS: | |
| 400 S.F. INDOOR SPACE DELETION AT 1/80 (400/80) | 5 SPACES |
| 400 S.F. OUTDOOR SPACE DELETION AT 1/200 (400-200)/200 | 1 SPACE |
| TOTAL REDUCTION: | 6 SPACES |
| ADDITIONS: 840 S.F. OUTDOOR ADDITION AT 1/200 (840-200)/200 | 3.2 SPACES |
| NET REDUCTION IN PARKING REQUIREMENT (6-3.2) | 2.8 SPACES |

PROJECT DATA

| | |
|----------------------|---|
| BUILDING TYPE | V-N (FULLY SPRINKLED) |
| ZONING | D/RB-1 |
| OCCUPANCY | A-3 |
| PARCEL # | 173-50-033 |
| Q.S. | 17-44 |
| ADDRESS | ACME BAR AND GRILL 4245 N. CRAFTSMAN COURT SCOTTSDALE, AZ 85251 |
| OWNER | ACME CORPORATE JOHN EBY 3007 N. 73RD STREET, SUITE 1C SCOTTSDALE, AZ 85251 |



LOCATION MAP
NOT TO SCALE

NORTH

ATTACHMENT #4

59-DR-2001#2
9-17-03

SIXTY FIRST PLACE ARCHITECTS, LTD.
7700 E. MOUNTAIN ROAD, SUITE 111
SCOTTSDALE, ARIZONA 85251
PHONE (480) 947-9444 FAX (480) 947-9445

ACME BAR AND GRILL RENOVATION
4245 N. CRAFTSMAN COURT
SCOTTSDALE, ARIZONA
SITE PLAN

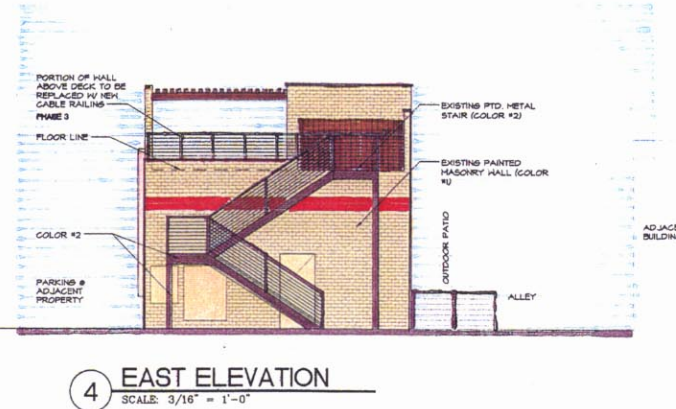
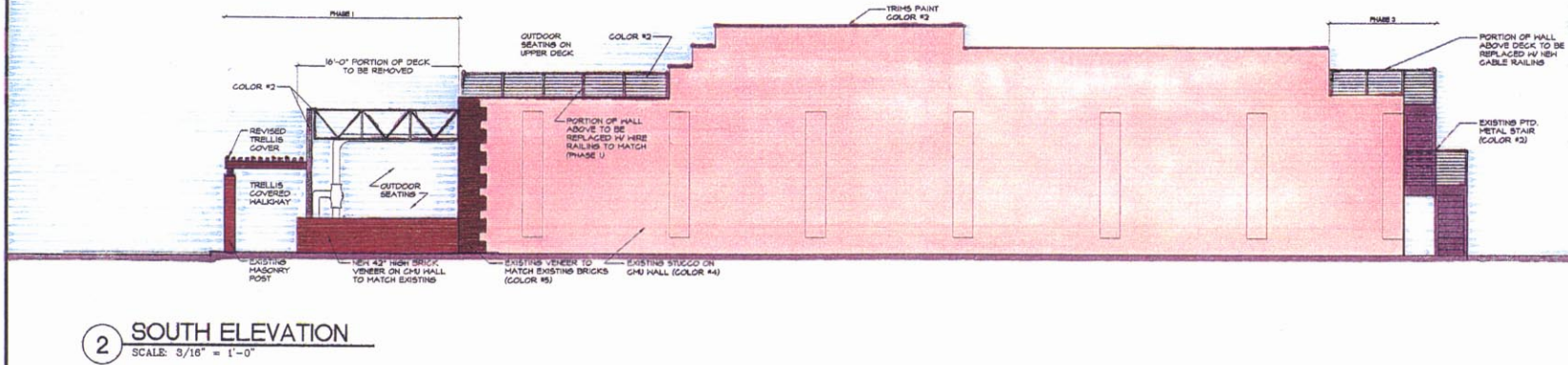
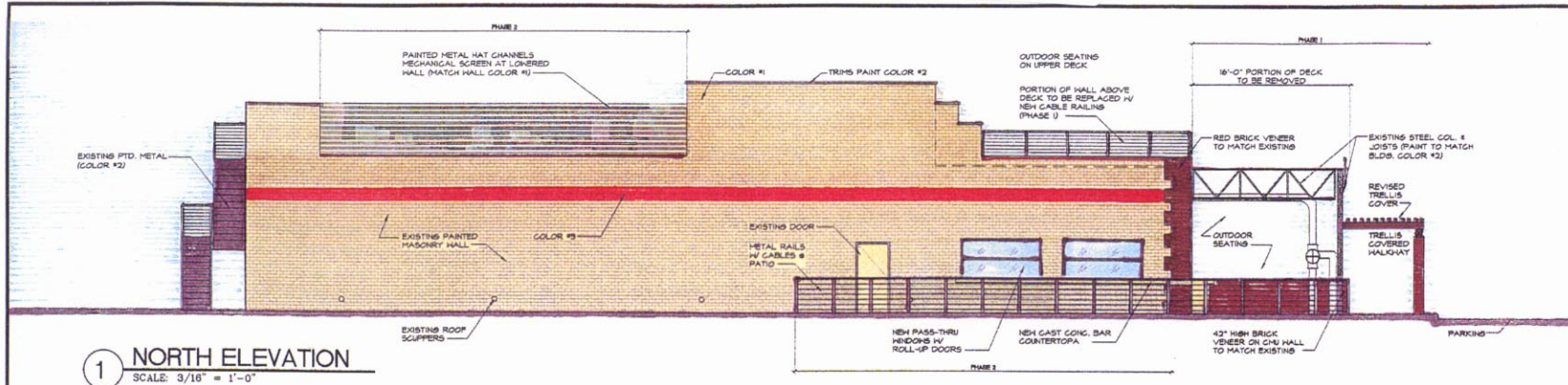
| REVISIONS | DATE |
|-----------|---------|
| 1 | 9/12/03 |

JOB NUMBER
03064

DATE
9/12/03

SHEET NO.
SP-1

59-DR-2001#2
9-17-03



59-DR-2001#2
9-17-03

- LIST OF LIGHTS
1. FRAZEE FENLAND 8174M (LIGHT IVY GREEN)
 2. FRAZEE GREEK OLIVE 8656N (OLIVE)
 3. SHERWINWILLIAMS GARNET (BURGANDY)
 4. FRAZEE GOLDEN APRICOT 7811W (BLUSH)
 5. SCHOOL HOUSE BRICK (RED/BROWN)

SIXTY FIRST PLACE ARCHITECTS, LTD.
750 E. MAIN STREET, 10th FLOOR
SCOTTSDALE, ARIZONA 85261
PHONE (480) 947-4444 FAX (480) 947-058

ACME BAR AND GRILL RENOVATION
4245 N. CRAFTSMAN COURT
SCOTTSDALE, ARIZONA



REVISIONS

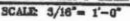
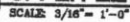
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SIXTY FIRST PLACE ARCHITECTS

JOB NUMBER 03064

DATE 9/12/03

SHEET NO. A-2



7120 E. INDIAN SCHOOL RD. SUITE 1
SCOTTSDALE, ARIZONA 85261
PHONE (480) 947-8844 FAX (480) 947-8088

ACME BAR AND GRILL RENOVATION

4245 N. CRAFTSMAN CO
SCOTTSDALE, ARIZONA

UPPER AND LOWER LEVEL FLOOR PLAN

DATE _____

JOB NUMBER
03064

DATE 9/12/03

SHEET NO.
A-1

Stipulations for Case: Acme Bar & Grill Renovation 59-DR-2001#2

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by **Sixty First Place Architects** with a **plan** date of **9/12/2003**.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by **Sixty First Place Architects** with a **plan** date of **9/12/2003**.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. Any new mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
3. Any new roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
4. All walls shall match the architectural color, materials and finish of the building(s).
5. The existing water pipe in the front patio and exposed roof truss shall be colored steel gray or the olive-green color to match the building.

SITE DESIGN:

Ordinance

- A. The proposed patio located in the 16-foot public alley is dependent on a lease agreement with the City of Scottsdale and an agreement for Permission for Private Improvements in Public Right-of-way. At the time of final plans submittal, the agreements shall be in place or the site plan shall be revised to remove the patio from the alley.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

6. All exterior luminaries shall meet all IESNA requirements for full cutoff, shall be recessed or shielded, and aimed downward so the light source is not directly visible from property line.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

7. No exterior vending or display shall be allowed.
8. Flagpoles, if provided, shall be one piece, conical, and tapered.
9. Any patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- B. Stipulations from cases 2-UP-2001 and 2-ZN-2001 continue to apply.